



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																			
Account	300001401				<p>0000-21-26N-23W-3-001-00 5/18/2022 ACCT. #1401</p>																			
Parcel ID	0000-21-26N-23W-3-001-00																							
Cadastral ID	0000-26N-23W-21-3-001-00																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	4																					
Tax Area	102 - 4R-BUFFALO																							
Name ID	24314																							
WELTY, DANIEL & STACY WELTY																								
18743 E 21 RD LAVERNE OK 73848-																								
Parcel Location																								
Situs	18743 E 21 RD																							
Subdivision																								
Lot/Block	/	Parcel Size	80 - Acres																					
Sec/Twn/Rng	21 / 26 / 23 / 3																							
Neighborhood	1000 - COUNTY																							
School District	4-BUFFAL - 4-BUFFALO																							
DRIVEWAY 5/19/2022																								
Legal Description Lat/Long: 36.74404184 -99.74417003																								
SEC.21-26-23 E2SW4 BK 599 PG 734;BK 651 PG 187 JUDGEMENT RE: STACY WELTY BOOK 793 PAGE 652																								
Building Permits																								
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
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Sale History																								
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755/786	JENKINS, VICTOR W., ETAL	10/23/2020	275,000	18																				
599/734	PRICE, ZOLA M.	01/20/2005	32,000	V																				
/	JENKINS, VICTOR W., ETAL																							
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap	2021	Land Value	11,549	11,549	12%	1,386	Assessed	27,492																
Year Frozen		Improvements	217,551	217,551		26,106	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000																
TIF Project ID	0	Total Value	229,100	229,100		27,492	Total Taxable	26,492																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300001401	WELTY, DANIEL &	102	229,100	1000	26,492	2,086.00																	
2024	2024-300001401	WELTY, DANIEL &	102	228,014	1000	26,362	2,147.00																	
2023	2023-300001401	WELTY, DANIEL &	102	226,631	1000	26,196	2,167.00																	
2022	2022-300001401	WELTY, DANIEL &	102	275,000	1000	32,000	2,632.00																	
2021	2021-300001401	WELTY, DANIEL &	102	275,000	1000	32,000	2,642.00																	
2020	2020-300001401	JENKINS, VICTOR W., ETAL	102	167,284	1000	16,712	1,375.00																	
2019	2019-0001401	JENKINS, VICTOR W., ETAL	102	168,824		16,712	1,385.00																	
2018	2018-0001401	JENKINS, VICTOR W., ETAL	102	170,213		16,627	1,379.00																	
2017	2017-0001401	JENKINS, VICTOR W., ETAL	102	157,505		15,674	1,303.00																	
2016	2016-0001401	JENKINS, VICTOR W., ETAL	102	159,426		15,188	1,292.00																	
2015	2015-0001401	JENKINS, VICTOR W., ETAL	102	155,378		14,717	1,168.00																	
2014	2014-0001401	JENKINS, VICTOR W., ETAL	102	147,214		14,259	1,143.00																	
2013	2013-0001401	JENKINS, VICTOR W., ETAL	102	148,809		13,815	1,100.00																	



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Lot Data		Acre - HomeSite and Tracts	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1		
Topography			
Street Access			
Utilities			
Amenities			
Method	Acre		
Base Lot Value	1.00 x 5,000.00 = 5,000		
Factor Value			
Adjustments			
Lot Value	5,000		



DRIVEWAY 5/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	1,662 / 1,662
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,662
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 18

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	195,121		
Lot Value	5,000		
Indicated Value	200,121	120.41	Per SqFt
Agland Value	6,549		
Site Improvements	19,514		
Total Value	226,184	136.09	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	95.21	Total Misc Impr	+ 25,877
Roofing Adj	+ 5.12	Garage Cost	+ 20,811
Subfloor Adj	+ -4.04	Total RCN	= 243,901
Heat/Cool Adj	+ 13.89	Depreciation (20%)	- 48,780
Plumbing Adj	+ 8.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 195,121
Adj Base Cost	= 118.66	Lot Value	+ 5,000
Total Area	x 1,662	Indicated Value	= 200,121
Adjusted Cost	= 197,213	Value Per SqFt	120.41

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1	1	6,170.47		6,170
PATC	Patio - Covered	465		352	352	16.31		5,741
EPKG	Enclosed Porch - Kneewall Glass	466		29x14	406	34.40		13,966



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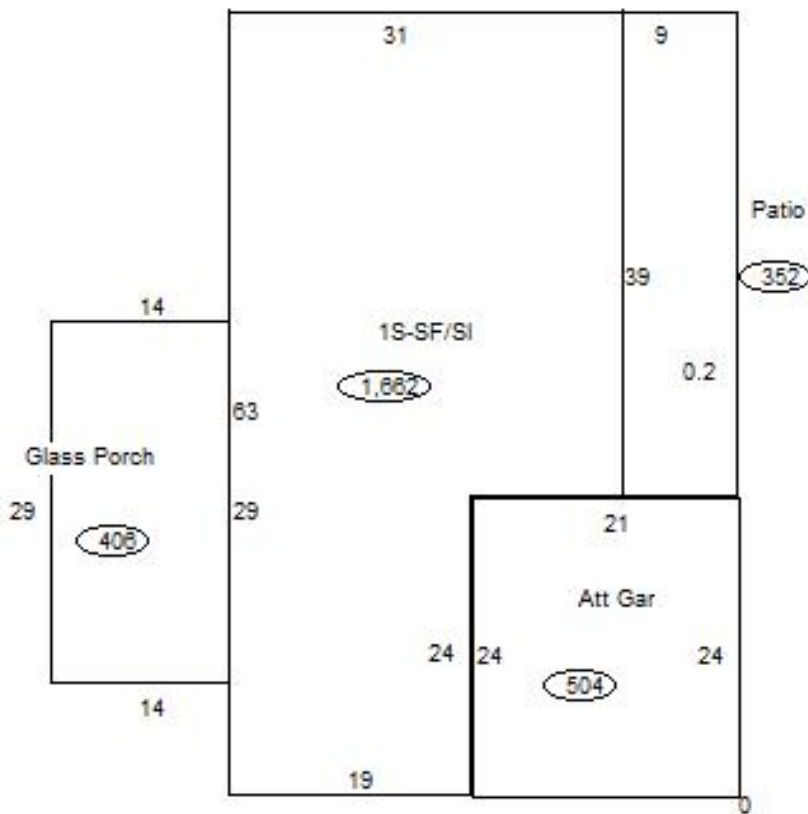
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Sketch Image

300001401



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,662	1.000	1,662
2	M	PATC		20	Patio	352	1.000	352
3	M	EPKG		20	Glass Porch	406	1.000	406
4	G	1		20	Att Gar	504	1.000	504
Total Building Area						1,662		1,662



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x14x10		Formed Metal	280
	Qual 3	Cond 3	Year 2015	Eff Age	11	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (7.93 x 280)	2,220		2,220	1,110	1,110
	CPDT	Carport - Detached	26x15x10		Formed Metal	390
	Qual 3	Cond 3	Year 2014	Eff Age	3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (8.03 x 390)	3,132		3,132	595	2,537
	SHDS	Yard Shed - Wood	16x15x8		Composition Shingle	240
	Qual 3	Cond 3	Year 2010	Eff Age	16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (18.77 x 240)	4,505		4,505	2,343	2,162
	PACN	Paving - Concrete Driveway	25x25x0			625
	Qual 3	Cond 3	Year 2008	Eff Age	18	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.14 x 625)	2,588		2,588	2,070	518
	PACN	Paving - Concrete Sidewalk	85x3x0			255
	Qual 3	Cond 3	Year 2008	Eff Age	18	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.84 x 255)	1,234		1,234	987	247
	PACN	Paving - Concrete Shop	32x24x0			768
	Qual 3	Cond 3	Year 2008	Eff Age	18	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.11 x 768)	3,156		3,156	2,525	631
	UTIL	Utility Building	24x30x12		Formed Metal	720
	Qual 3	Cond 3	Year 2006	Eff Age	20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (27.51 x 720)	19,807		24,134	11,825	12,309
		Warm & Cooled Air	Total Area	20		4,327



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PB	PRATT HUMMOCKY	NP	40			9.798	128	128	1,254	1,254
PB	PRATT HUMMOCKY	CR	40			8.641	204	204	1,759	1,759
QA	QUINLAN LOAM	NP	11			23.978	35	35	844	844
QA	QUINLAN LOAM	CR	11			5.400	56	56	302	302
QC	QUINLAN-WDWARD 5-12%	CR	14			16.364	71	71	1,166	1,166
QC	QUINLAN-WDWARD 5-12%	NP	14			6.789	45	45	304	304
WB	WOODWARD 3-8%	CR	33			1.214	168	168	204	204
WB	WOODWARD 3-8%	NP	33			6.686	106	106	706	706
WD	WOODWARD-QUINLAN3-8%	NP	23			.131	74	74	10	10
NP Totals						79.000			6,549	6,549
Total Agland						79.000			6,549	6,549